

**Golf View, Ingol, Preston,
Lancashire**

Asking Price £45,000

 **Reeds Rains**

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70 Golf View, Ingol, Preston, Lancashire
Asking Price: £45,000

Ideal buy to let investment or for a first time buyer looking to get onto the property ladder. This well presented first floor studio, is ready to move into. The property benefits from a communal entrance with a secure intercom system, lounge/bedroom, modern fitted kitchen, dressing room with access to the loft space and a built in wardrobe and a three piece shower room. Externally there is communal garden, bin store and communal car park at the front. The location is within walking distance...

Ground Floor

Communal Entrance
Secured intercom system. Stairs leading to the first floor. Ceiling light point.

First Floor

Lounge/Bedroom
8'7" x 14'8" (max) (2.62m x 4.47m (max))
Double glazed window to the front aspect. Spotlights. Electric storage heater.

Kitchen

5'8" x 5'10" (max) (1.73m x 1.78m (max))
Good range of wall and base units with contrasting work surfaces incorporating single bowl sink and drainer, oven and electric hob with a stainless steel extractor hood over. Part tiled walls. Space for a washing machine and fridge freezer. Ceiling light point. Double glazed window.

Dressing Room

8'7" x 4' (max) (2.62m x 1.22m (max))
Fitted wardrobes providing storage space. Access to the loft access. Ceiling light point. Door leading to the shower room.

Shower Room

Three piece suite comprising of shower cubicle, vanity wash hand basin and low level WC. Part tiled walls. Ceiling light point. Double glazed window.

External
The property is set on communal grounds with communal parking to the front. There is also a bin store.

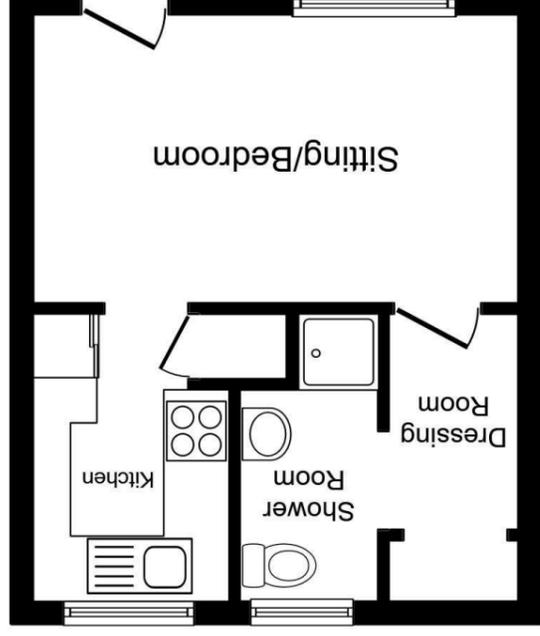
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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorian Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



First Floor

Total floor area 24.0 sq. m. (258 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.